

FOR SALE



High Street, Sutton, SM1
Asking Price of £379,950 Leasehold

MARTIN&CO



High Street, Sutton, SM1

2 Bedrooms, 2 Bathroom

Asking Price of £379,950 LH

- ONE OF THE BEST ASPECTS AVAILABLE
- 2ND FLOOR
- LARGER 913 Sq ft APARTMENT
- 2 LIFTS FOR ACCESS + STAIRCASE
- 2 LARGE DOUBLE BEDROOMS
- 2 BATHROOMS, 1 EN-SUITE
- LUXURY MODERN KITCHEN
- OPEN PLAN SPACIOUS RECEPTION ROOM
- PRIVATE WEST FACING BALCONY
- VIEW OF RESIDENTS ROOF GARDEN
- QUIETER ASPECT AT THE REAR OF BLOCK
- BLOCK UNDER NEW MANAGEMENT
- CLOSE TO SUTTON TOWN CENTRE
- EXCELLENT TRANSPORT LINKS
- CHOICE OF GOOD LOCAL SCHOOLS
- 2 DOUBLE DOORS SECURITY ENTRANCE
- POST BOX LOBBY FOR RESIDENTS
- BUS ROUTES TO MORDEN TUBE STATION
- SUTTON MAINLINE STATION
- BUS ROUTES TO WIMBLEDON & CHEAM
- NO CHAIN
- KEYS HELD
- VIEWING HIGHLY RECOMMENDED



LIVE THE HIGH LIFE with this LARGER THAN AVERAGE 2nd floor modern apartment, 2 DOUBLE BEDROOMS & 2 BATHROOMS (one en-suite) in the redeveloped OLD GAS WORKS, next to the Sainsbury superstore.

The block is now UNDER NEW MANAGEMENT so more control of costs & an improved service to follow. Ideal for entertaining, this spacious apartment is 913 sq ft, located at the rear of the block, with a west facing PRIVATE BALCONY overlooking the LANDSCAPED COMMUNAL ROOF GARDENS for the residents. Lift access with double security entrance, modern fitted kitchen, open plan to the spacious living/dining space, long lease of 240+ years, centrally located at the North end of Sutton High Street, with bus routes to Morden Tube, Sutton Station, Wimbledon & Cheam.

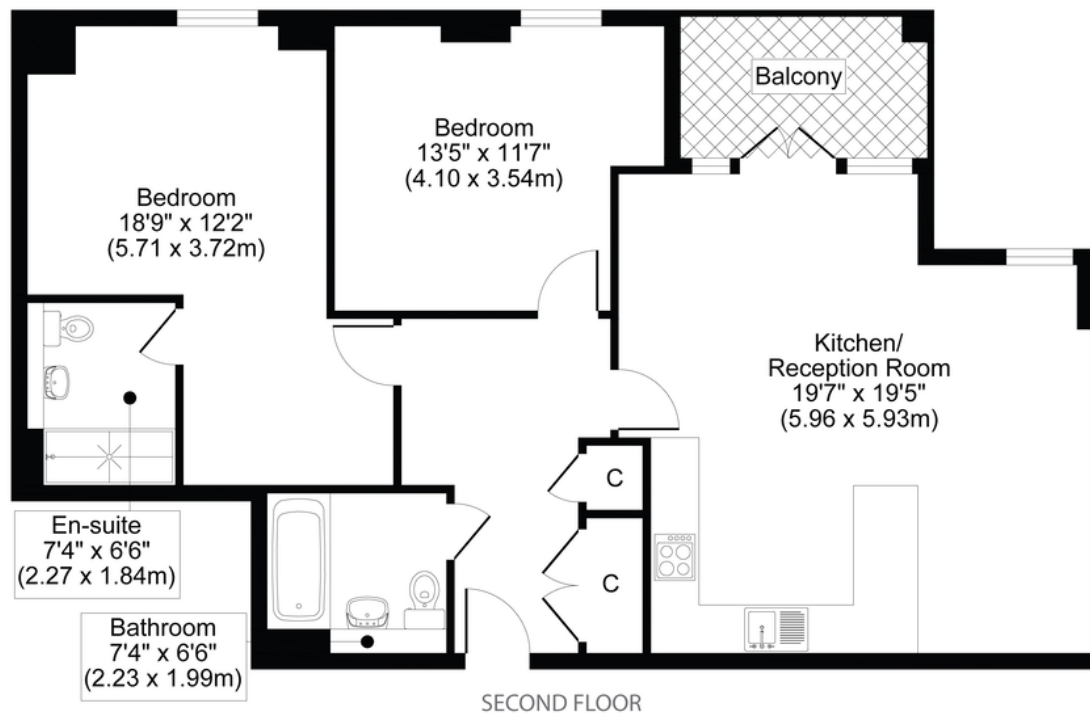
Viewing Highly Recommended

EPC Band B. Sutton Council Tax Band D = £2,166.18 pa.

KEYS HELD. NO CHAIN. Viewing Highly Recommended.



CHARLOTTE HOUSE, SM1
TOTAL APPROX FLOOR PLAN AREA 913 SQ.FT (85 SQ.M)



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP YOUR MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source of your funds in order that our client may make an informed decision



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